



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

21st October 2020

Mr Rolf Hubert
7 The Hard, Elmer Sands
ELMER
West Sussex
PO22 6JS

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: M/71/20/HH
Site Address: 18 Sea Way Elmer Middleton-On-Sea PO22 6JY
Description of works: Construction of first floor dormer to provide enlarged bathroom and wardrobe/storage, construction of detached garage

Thank you for your internet representation made on 20th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30555

We live opposite the proposed development of this holiday home and are writing to object to the planning proposals. (M/71/20/HH)

Surface water flooding affects a large proportion of the area and specifically on this site. Sserious flooding events were recognised by relevant local and statutory authorities and ADC and other partners undertook extensive study and research to support and underpin planning policies. Strategic plans that were formed that acknowledge the unavoidable surface water flooding risk at Elmer Sands and recognise the importance of adopting county and local standards to prevent developments adding to flood risk. The flood risks at The Hard and Sea Way are unavoidable due to substrate composition, water table, geology of local area and sea levels and tidal impact of flood water on inundation events and new development will negatively impact the water table and place properties at further risk.

Elmer Sands estate soakaway systems and highway drainage are unable to effectively drain the estate and despite measures to remedy it is impossible to change the water table or tide locked drainage systems in Elmer Sands and inundation flooding will continue to occur every year. This proposed development would meaningfully add to additional surface water flooding at this location placing many houses in the immediate vicinity at risk.

Other planning application in The Hard have been refused on these flood risk grounds.

Flood risks have been identified and reported by many agencies working together including: the Environment Agency, Arun District Council, Southern Water Services Adur District Council, Chichester District Council, Worthing Borough Council and the National Flood Forum. Agencies commissioned numerous reports that set out requirements for planning they include : Lidsey Surface Water Management Plan, Elmer Sands Surface

Water Management Plan, West Sussex County Council Report on June 2012. NRA River Arun Management plan. WSCC and ADC planning committees recommended that all future developments in the areas located in the above plans should take account guidance and policy in respect of flood risks including surface water flooding risks.

This planning application M/71/20/HH is non compliant with Arun district councils Local planning policy in respect to flooding and this proposed development places other properties at risk and should be refused and not be permitted.

The small cottage which has submitted this planning application was extended in the last few years adding a third to their existing footprint and they have little garden space left; on examination of this application this development is in close proximity with the bungalow to the north which it would impact severely and the bungalow to the south. The proposed development would overshadow , impact on natural light and would be overdevelopment between the two small bungalows to each side of the site.

The proposed location of the large additional detached garage would involve a significant loss of garden land which will eliminate the open aspect of the space and would also constitute an over-development of the site. The loss of amenity green space would visually impact all properties including mine that overlook and would have a negative adverse visual impact on the landscape, the immediate neighbouring residences and the locality.

I would ask Arun District Council to refuse the application on matters of flood risk and planning policy on the ground set out above.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

**If you have provided an email address, all correspondence including the decision notice will be sent by email.
It is therefore important that you keep us informed if this changes during the course of this application.**